



## How to Engage in HB2001

### The purpose of HB2001

The Oregon State Legislature passed House Bill 2001 (HB2001) in 2019 to help provide Oregonians with more housing choices. HB2001 requires West Linn allow for the development of middle housing (duplexes, triplexes, quadplexes, cottage clusters, and townhomes) in areas where only single-family detached housing is currently allowed. The City of West Linn has until June 30, 2022 to update local codes to comply with HB2001.

HB2001 was passed to help address the housing crisis in the state by creating opportunity for the development of more middle housing types. This is particularly important in West Linn as we can provide for more housing opportunities that go beyond the classic single-family detached home.

### Benefits of Middle Housing

- Provides housing choices for households of different age, size, and income
- Supports walkability
- Can allow for more affordable housing options
- Has a scale and appearance that can fit well within the neighborhood

The City of West Linn would like to engage the public and hear community feedback on HB2001 through a variety of methods.

We look forward to hearing your comments regarding the policy choices in question.

To view our most up to date information, please visit our webpage at:  
<https://westlinnoregon.gov/planning/phase-2>

## HB2001: Housing Choices Bill



## Phase 1 - Technical Exercise

The City of West Linn has completed Phase 1 of HB2001 implementation with the help of a consultant. Phase 1 was a technical exercise and resulted in a package of adoption-ready code amendment recommendations to meet the minimum HB2001 requirements. A number of policy questions/options were also identified, that if implemented, could help promote the development of middle housing in the community.

## Phase 2- Public Engagement

The purpose of Phase 2 is to receive community feedback on policy choices and programs that help promote the development of middle housing types in the community. The feedback will be used to determine whether the City adopts the minimum requirements to comply with HB2001 or goes above and beyond by providing some additional flexibility.

The outcome of Phase 2 will be the adoption of a code amendment package to comply with HB2001. This will include public hearings by the Planning Commission and City Council.



## Outcomes of Housing Analyses

For home sales data from Fall 2019 to Fall 2020, the average sale price of a home in West Linn was \$635,000. The median square footage was 2,630 square feet. Approximately 83% of the homes sold were a detached homes, 12% were condos and 5% were attached homes. Roughly 40% of the households in the City of West Linn earn less than \$100,000 per year and would not be able to afford the bulk of housing supply on the current market (homes priced 400-700k).



These findings make it evident that there is indeed a need for middle housing as the majority of homes on the market are quite large and are not affordable to a large share (40%) of the residents in West Linn.

According to the Housing Needs Analysis (HNA) that was conducted for the City of West Linn, middle housing types are expected to account for nearly 20% of the projected housing needs in the City over the next 20 years.

## Phase 2 Public Engagement Plan

